

May 18, 2011

FROM: KEVIN FABINO, Planning Manager
Development & Resource Management Department

John M. Sugar
DEPARTMENT DIRECTOR

THROUGH: MIKE SANCHEZ, Planning Manager
Development Services Division

BY: WILL TACKETT, Planner III
Development Services Division

SUBJECT: CONSIDERATION OF VESTING TENTATIVE TRACT MAP NO. 5997/UGM; AND,
RELATED ENVIRONMENTAL ASSESSMENT NO. T-5997.

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. APPROVE the finding that the proposed project, as an infill development project and subdivision, is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.
2. APPROVE Vesting Tentative Tract Map No. 5997/UGM subject to the findings included within the Staff Report to the Planning Commission dated May 18, 2011; and, compliance with the Conditions of Approval dated May 18, 2011.

EXECUTIVE SUMMARY

Quad Knopf, Inc., on behalf of De Young Properties 5581, L.P., property owner, has filed Vesting Tentative Tract Map No. 5997/UGM pertaining to approximately 2.30 net acres (2.40 gross acres) of property located on the east side of North Chestnut Avenue between East Shepherd and East Teague Avenues.

Vesting Tentative Tract Map No. T-5997/UGM proposes to subdivide the subject property for the purposes of facilitating a conventional 8-lot single family residential public street development at an overall density of approximately 3.48 dwelling units per acre. One Outlot is also proposed to be dedicated for open space, landscape, and public utility purposes.

The subject property is currently zoned under the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district classification. The subject property is located within the boundaries of the 2025 Fresno General Plan and Woodward Park Community Plan, which designate the subject property for Medium-Low Density Residential planned land uses. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the existing R-1 (*Single Family Residential*) zone district, and the proposed density of approximately 3.48 dwelling units per acre, may be found to be consistent with the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use designation.

The proposed subdivision and development of the subject property in accordance with Vesting Tentative Tract Map No. 5997/UGM would bring the subject property into conformance with the 2025 Fresno General Plan and Woodward Park Community Plan.

PROJECT INFORMATION

PROJECT	Vesting Tentative Tract Map No. 5997/UGM proposes to subdivide the approximately 2.30 net acre (2.40 gross acres) subject property for the purposes of facilitating a conventional 8-lot single family residential public street development; and, the designation of one Outlot.
APPLICANT	Quad Knopf, Inc., on behalf of, De Young Properties 5581, L.P., property owner; and, Team 5 Properties, subdivider.
LOCATION	East side of North Chestnut Avenue between East Shepherd and East Teague Avenues. (Council District 6, Councilmember Brand)
SITE SIZE	Approximately 2.30 net acres (2.40 gross acres).
PLANNED LAND USE	Existing & Proposed - Medium- Low Density Residential (2.19-6.00 du/acre)
ZONING	Existing & Proposed - <u>R-1/UGM</u> (<i>Single Family Residential District // Urban Growth Management</i>)
PLAN DESIGNATION AND CONSISTENCY	Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the FMC, the existing R-1 zone district classification for the subject property and the proposed density of approximately 3.48 du/acre may be found consistent with the existing Medium-Low Density Residential (2.19-6.00 du/acre) planned land use designation for the subject property.
ENVIRONMENTAL FINDING	Finding of Categorical Exemption pursuant to Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.
STAFF RECOMMENDATION	<u>Recommend Approval (by the Planning Commission) of:</u> (1) The finding that the proposed project, as an infill development project and subdivision, is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines; and, (2) Vesting Tentative Tract Map No. 5997/UGM.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	R-1/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential (Tentative Tract 4979, approved 2001)
East	Medium-Low Density Residential	R-1/EA/UGM/cz <i>Single Family Residential District / Expressway Area Overlay / Urban Growth Management / with conditions of zoning</i>	Single Family Residential (Tentative Tract 4824, approved 1996)
South	Medium-Low Density Residential	R-1/UGM <i>Single Family Residential District / Urban Growth Management</i>	Single Family Residential (Tentative Tract 5530, approved 2005)
West	Medium-Low & Medium-High Density Residential	R-1/UGM <i>Single Family Residential District / Urban Growth Management</i> & R-2/UGM <i>Low Density Multiple Family Residential / Urban Growth Management</i>	Single Family & Multiple Family Residential

ENVIRONMENTAL FINDING

The City of Fresno Development and Resource Management Department has evaluated the proposed project with consideration as to whether the project present any potential to have a significant effect on the environment. Based upon this evaluation and commentary from responsible City of Fresno Departments and independent agencies, it has been determined that the proposed project will not have a significant effect on the environment and falls within the Categorical Exemptions set forth in Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Section 21084 of the Public Resources Code requires that the CEQA Guidelines to include a list of "classes" of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to the mandate, the Secretary for Resources has found that the classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Section 15332/Class 32 of the CEQA Guidelines exempts from the provision of CEQA projects characterized as in-fill development, wherein: (1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) Proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) The project site has no value as habitat for endangered, rare or threatened species; (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (5) The site can be adequately served by all required utilities and public services.

The subject property has been proposed to be developed at an intensity and scale that is permitted by the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use designation and

existing R-1 (*Single Family Residential*) zone district classification for the subject site. Thus, the subdivision and development of the subject property in accordance with Vesting Tentative Tract Map No. 5997/UGM will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments.

Therefore, the following findings can be made: (1) There is not a reasonable possibility that the proposed project will have a project-specific, significant effect on the environment due to unusual circumstances; (2) No substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted; and, (3) No new information has become available regarding the circumstances under which the project is being undertaken that is related to the project, that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted.

Furthermore, it has been found that none of the exceptions to categorical exemptions pursuant to Section 15300.2 of CEQA Guidelines apply to the proposed project. Cumulative impacts of successive projects in the vicinity over time are not significant and no activity will occur as a result of the proposed project, where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. There are no known existing hazardous material conditions related to the site and the subject property is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Finally, the project has no potential to cause a substantial adverse change in the significance of a historical resource.

A Class 32 Categorical Exemption has been prepared.

BACKGROUND / ANALYSIS

Quad Knopf, Inc., on behalf of De Young Properties 5581, L.P., property owner, has filed Vesting Tentative Tract Map No. 5997/UGM pertaining to approximately 2.30 net acres (2.40 gross acres) of property located on the east side of North Chestnut Avenue between East Shepherd and East Teague Avenues.

Vesting Tentative Tract Map No. T-5997/UGM proposes to subdivide the subject property for the purposes of facilitating a conventional 8-lot single family residential public street development at an overall density of approximately 3.48 dwelling units per acre. One Outlot is also proposed to be dedicated for open space, landscape, and public utility purposes.

The subject property is currently zoned under the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district classification. The subject property is located within the boundaries of the 2025 Fresno General Plan and Woodward Park Community Plan, which designate the subject property for Medium-Low Density Residential planned land uses. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the Fresno Municipal Code (FMC), the existing R-1 (*Single Family Residential*) zone district, and the proposed density of approximately 3.48 dwelling units per acre, may be found to be consistent with the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use designation.

The subject property is bounded on the north by single family residences developed as part of Final Tract No. 4979 (recorded in 2001). Property to the east of the subject property has also been developed with single family residences as part of Final Tract Map No. 4824 (recorded in 2000). Similarly, property to the south of the subject property has been developed with single family residences as part of Final Tract No. 5530 (recorded in 2006). Properties directly to the west of the subject property and across North Chestnut Avenue have been developed with single family residences at rural densities; and, property to the northwest across North Chestnut Avenue has been developed with multiple family residential uses (Chestnut Court).

Streets and Access Points

The subject property is located on the east side of North Chestnut Avenue between East Shepherd and East Teague Avenues. The adjacent segment of North Chestnut Avenue is designated as an arterial street.

The project is a conventional single family residential development proposing dedications for major (North Chestnut Avenue) and local (East Warwick Avenue) public street purposes. The project will be required to construct all frontage improvements to City Standards.

This subdivision proposes one major street access point from North Chestnut Avenue. The interior public streets (East Warwick Avenue) has been proposed to be dedicated in accordance with the Department of Public Works' standard 50-foot right-of-way residential street geometric standard, which utilizes a 36-foot wide street section with parking and monolithic sidewalks on both sides of the street.

Applying the factors outlined in the Institute of Traffic Engineers (ITE) Trip Generation Manual, the Department of Public Works, Traffic Engineering Division has assessed that the proposed 8-lot single family residential development is projected to generate 6 vehicle trips during the morning (7 to 9 a.m.) peak hour travel period and 8 vehicle trips during the evening (4 to 6 p.m.) peak hour travel period.

The Public Works Department, Traffic Engineering Division has reviewed the proposed project and potential traffic related impacts for the vesting tentative tract map application and has determined that the streets adjacent to and near the subject site will be able to accommodate the quantity and kind of traffic which may be potentially generated subject to the requirements stipulated within the memoranda from the Traffic Engineering Division dated May 03, 2011. These requirements generally include: (1) Street improvements, (including, but not limited to, construction of concrete curbs, gutters, and sidewalks, permanent pavement, and underground street lighting systems; and, (2) Payment of applicable impact fees (including, but not limited to, the Traffic Signal Mitigation Impact (TSMI) Fee, Fresno Major Street Impact (FMSI) Fee, and Regional Transportation Mitigation (RTMF) Fee.

The area street plans are the product of careful planning that projects traffic capacity needs based on the densities and intensities of planned land uses anticipated at build-out of the planned area. These streets will provide adequate access to, and recognize the traffic generating characteristics of, individual properties and, at the same time, afford the community an adequate and efficient circulation system.

Public Services

The Department of Public Utilities has determined that adequate sanitary sewer and water services are available to serve the project subject to the extension of public sewer mains into the tract and the construction of public sewer facilities; and, the construction and installation of public water facilities and infrastructure in accordance with Department of Public Works standards, specifications and policies. The proposed subdivision is required to provide two independent sources of water, meeting Federal and

State Drinking Water Act Standards and any on-site wells are required to be abandoned in compliance with the State of California Well, California Department of Water Quality and City of Fresno Standards.

Implementation of the 2025 Fresno General Plan policies, mitigation measures of Master Environmental Impact Report No. 10130 and the Water Resources Management Plan will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.

The City of Fresno Fire Department has conditioned the proposed project with requirements for installation of fire hydrants and the provision of adequate fire flows per Public Works Standards, with two sources water.

The Fresno Metropolitan Flood Control District (FMFCD) has indicated that permanent drainage service is available for the development subject to the developer demonstrating, upon completion of street improvements, that runoff can be safely conveyed to the existing master plan inlet located at the intersection of North Chestnut and East Teague Avenues. District Fees are also due for the subject property. Amendments or modifications to the FMFCD requirements will be required to be approved by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code, prior to approval of the final map.

Tentative Tract Map Findings

The Subdivision Map Act (California Government Code Section 66400 et. seq.) requires that a proposed subdivision not be approved unless the map, together with its design and improvements, is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below).

State law further provides that the proposed subdivision map be denied if any one of the Finding Nos. 2 - 5 below is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

1. The proposed subdivision map, together with its design and improvements, is consistent with the City's 2025 Fresno General Plan and Woodward Park Community Plan. Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Chapter 12, Article 10 (Subdivision Ordinance) of the FMC, the subdivision design meets the zoning ordinance criteria for development in the Medium-Low Density Residential planned land use and R-1(*Single Family Residential*) zone district designation.
2. This site is physically suitable for the proposed type and density of development, because conditions of approval prepared will ensure adequate access and drainage on and off the site; and, that development shall occur in accordance with adopted standards, goals, objectives, and policies for development in the City of Fresno.
3. The proposed subdivision design and improvement is not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife or their habitat, because all agricultural uses on the subject property have been discontinued and the site is located within an area, which has been substantially graded and prepped for developed with urban uses. The subject property remains fallow without trees, vegetation, or irrigation to sustain and attract wildlife; or, provide a suitable habitat to species other than vermin.

4. The proposed subdivision design and improvements are not likely to cause serious public health and safety problems because the conditions of approval have shown and will ensure that the subdivision conforms to city health and safety standards, specifications, and policies.
5. The proposed subdivision design will not conflict with public easements within or through the site, because the project design and conditions of approval will assure noninterference with any existing or proposed easements on the subject property.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the appropriate use and placement of landscaping plant materials and because of the orientation of the proposed lots, which will permit alignment of structures in an east-west direction for southern exposure. Furthermore, the design of the subdivision to provide for future passive and natural cooling opportunities will not result in reducing allowable densities or the percentages of lots, which may be occupied by building and/or structures.

The subdivision map, subject to the recommended conditions of approval, complies with the design and property development standards of the Zoning Ordinance and local Subdivision Ordinance. Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that these findings can be made.

Conclusion

Action by the Planning Commission regarding Vesting Tentative Tract Map No. 5997/UGM is final unless appealed in accordance with Section 12-1019 of the FMC.

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the Woodward Park Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that Vesting Tentative Tract Map No. 5997/UGM is appropriate for the project site.

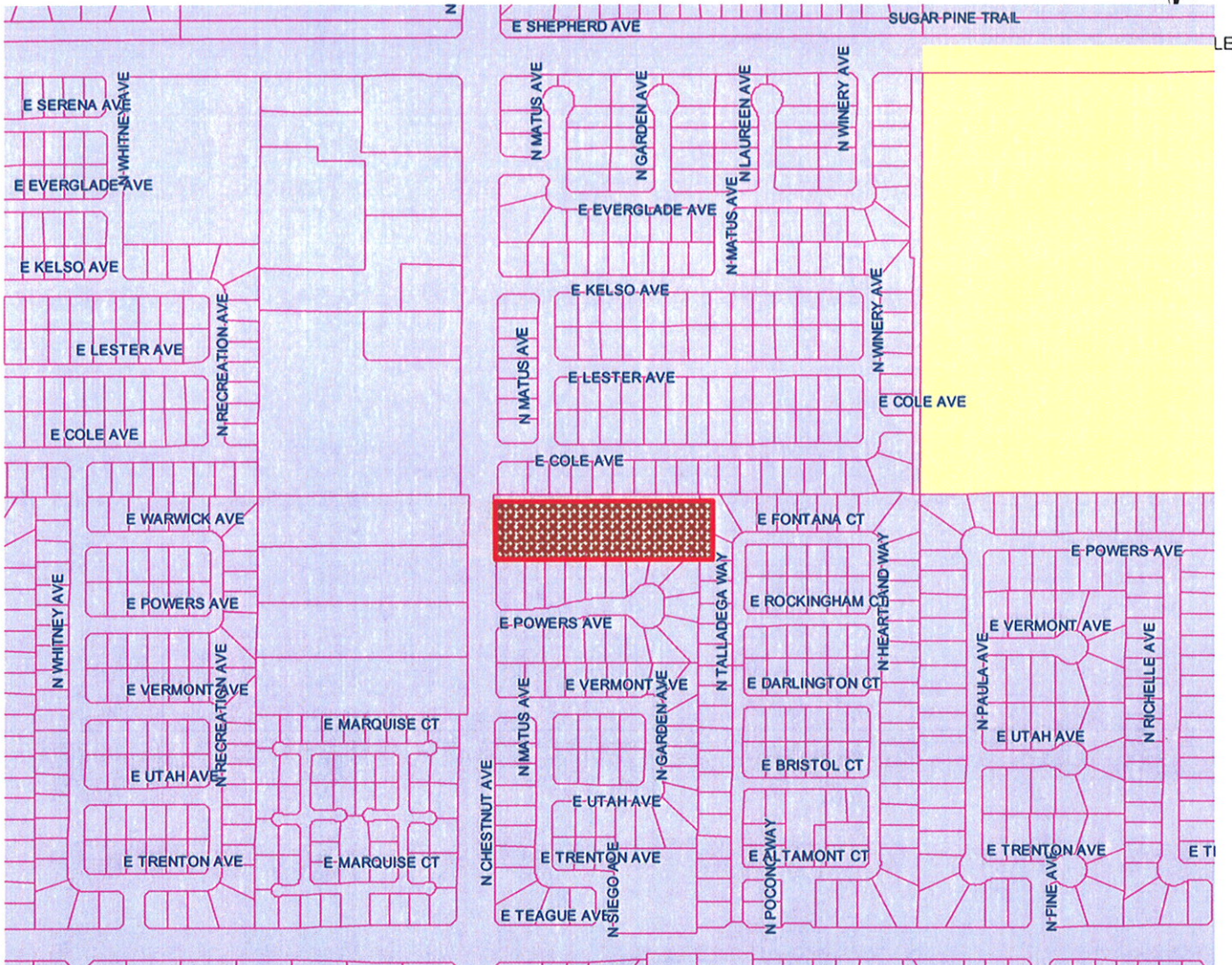
Attachments: Vicinity Map
2010 Aerial Photograph
Public Hearing Notice Mailing List Vicinity Map
2025 Fresno General Plan Planned Land Use Map
Vesting Tentative Tract Map No. T-5997/UGM
Conditions of Approval for Vesting Tentative Tract Map No. 5997/UGM dated May 18, 2011.
Finding of Categorical Exemption pursuant to Section 15332/Class 32 of the CEQA Guidelines.

THIS IS A LEGAL NOTICE

Vesting Tentative Tract Map No. 5997/UGM

East side of North Chestnut Avenue between
East Shepherd and East Teague Avenues

VICINITY MAP



LEGEND



Subject Property



2010 Aerial Photograph



Request ID: T-5997

350

40354330	40354331	40354332	40354333
40354349	40354336	40354335	40354334
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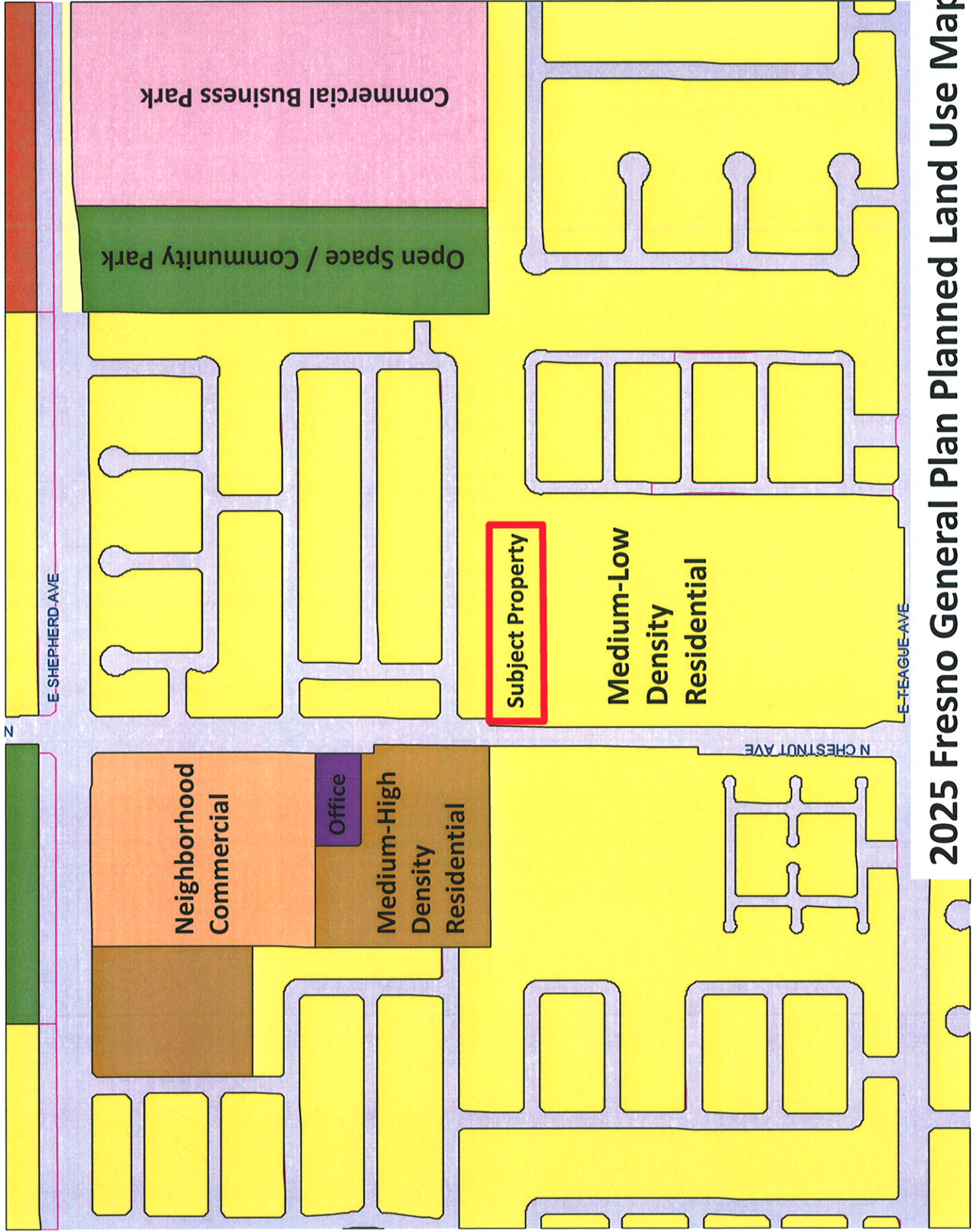
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2025 Fresno General Plan Planned Land Use Map

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**CONDITIONS OF APPROVAL
MAY 18, 2011**

**VESTING TENTATIVE TRACT MAP NO. 5997/UGM
EAST SIDE OF NORTH CHESTNUT AVENUE BETWEEN EAST SHEPHERD AND EAST TEAGUE
AVENUES**

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this vesting tentative map:

NOTICE TO PROJECT APPLICANT

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project. Each local agency shall provide to the project applicant a notice in writing at the time of the approval of the project or at the time of the imposition of the fees, dedications, reservations, or other exactions, a statement of the amount of the fees or a description of the dedications, reservations, or other exactions, and notification that the 90-day approval period in which the applicant may protest has begun (please see section related to Development Fees and Charges included herein below for further information).

URBAN GROWTH MANAGEMENT REQUIREMENTS (GENERAL)

The subdivider of property located within the Urban Growth Management (UGM) boundaries shall comply with all sewer, water and street requirements and pay all applicable UGM fees imposed under the UGM process (with appropriate credit given for the installation of required UGM improvements) in accordance with the requirements of State Law as related to tentative tract maps.

GENERAL CONDITIONS

1. Upon conditional approval of Vesting Tentative Tract Map No. 5997/UGM, the subdivider may prepare a Final Map in accordance with the approved tentative map.
2. The developer/owner shall pay the appropriate park facilities fee and/or dedicate lands for parks and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.
3. Submit grading plans and a soils report to the City of Fresno Development and Resource Management Department for verification prior to Final Map approval (Reference: Sections 12-1022 and 12-1023 of the FMC). Grading plans shall indicate the location of any required walls and indicate the proposed width of required landscape easements or strips. Approval of the grading plan is required prior to Final Map approval.

4. At the time of Final Map submittal, the subdivider shall submit engineered construction plans to the City of Fresno Public Works, Public Utilities, and Development and Resource Management Departments for grading, public sanitary sewer system, public water system, street lighting system, public streets, and storm drainage, including other technical reports and engineered plans as necessary to construct the required public improvements and work and applicable processing fees.
5. Engineered construction plans shall be approved by the City prior to the approval of the Final Map. If, at the time of Final Map approval, such plans have not been approved, the subdivider shall provide performance security in an amount established by the City to guarantee the completion of plans.
6. Public utilities easements, as necessary, shall be shown on the Final Map and dedicated to the City of Fresno. Public utility easements beyond the limits of the Final Map, but required as a condition of development, shall be acquired at the subdivider's cost and shall be dedicated by separate instrument at the time of Final Map approval. The relocation of existing utilities necessitated by the required public improvements shall be paid for by the subdivider. The subdivider is responsible to contact the appropriate utility company for information.
7. Comply with the conditions, policies and standards set forth in the City of Fresno, Municipal Code, Article 10, Chapter 12, "Subdivision of Real Property;" Resolution No. 68-187, "City Policy with Respect to Subdivisions;" and City of Fresno Standard Specifications, 2002 Edition, and any amendments thereto.
8. The subdivider shall pay applicable fees for, but not limited to, plan checks for street improvements and other grading and construction; street trees, street signs, water and sewer service, and inspections in accordance with the City of Fresno Master Fee Schedule (City Resolution No. 79-606 and No. 80-420) and any amendments, modifications, or additions thereto; and in accordance with the requirements of State law as related to vesting tentative maps.
9. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act. The subdivider shall complete all the public improvements prior to the approval of the Final Map by the City. If, at the time of Final Map approval, any public improvements have not been completed and accepted in accordance with the standards of the City, the subdivider may elect to enter into an agreement with the City to thereafter guarantee the completion of the improvements.
10. As a condition of Final Map approval, the subdivider shall furnish to the City a subdivision guarantee listing all parties having any right, title or interest and the nature of their interest per State law.

GENERAL INFORMATION

11. Contact the United States Postal Service for the location and type of mailboxes to be installed in this subdivision.
 - a) It is recommended that at least 6 months prior to the first occupancy, the Developer shall contact the local United States Postal Service representative to complete a Mode of Delivery Agreement for New Construction. The Mode of Delivery Agreement must have a District approval signature to be valid. In addition to

completing the Agreement, the Developer shall provide a final map (with address details) to the local USPS representative. The Developer shall, at their own expense, procure, construct and install all mail receptacle facilities for each location as specified and approved by the USPS.

- i) Attached for the subdivider/developer's use is a copy of the Mode of Delivery Agreement – New Construction Form.
12. The developer/owner shall obtain any and all permits required for the removal or demolition of any existing building or structure located within the subdivision boundaries. The developer/owner shall also obtain any and all permits required for the proper abandonment/closure of any existing water well, septic tank/leach field or cesspool, and irrigation pipeline on the subject property. All such permits shall be obtained prior to commencement of tract grading work, in accordance with Chapter 13 of the FMC.
13. The subdivider may be subject to comply with Regulation VIII of the San Joaquin Valley Air Pollution Control District for the control of particulate matter and fugitive dust during construction of this project.
14. The developer may be subject to comply with Rule 8060 of the San Joaquin Valley Air Pollution Control District for the control of fugitive dust requirements from paved and unpaved roads.
15. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately.
16. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted (business hours: (559) 268-0109; after hours the contact phone number is (559) 488-3111 for the Fresno County Sheriff's Department). If remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (phone number (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (phone number (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists.
17. An archaeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation measures.
18. If animal fossils are uncovered, the Museum of Paleontology at the University of California, Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall be conducted by a paleontologist; if the paleontologist determines the material to be significant, a recommendation shall be made to the City as to any further site investigation or preservation measures.
19. Apportionment of Special Assessment: If, as part of this subdivision, a division will be made of any lot or parcel of land upon which there is an unpaid special assessment levied under any State or local law, including a division into condominium interest as defined in Section 783 of the Civil Code, the developer/owner shall file a written application with the City of Fresno Director of Public Works, requesting apportionment of the unpaid portion of the assessment or pay off such assessment in full.

If the subdivider elects to apportion the assessment, the application shall contain the following information:

- a) A full description of each assessed lot, parcel or interest to be divided and of how such lot, parcel or interest will be divided;
- b) A request that the Engineer apportion the amount remaining unpaid on the assessment in accordance with applicable law; and
- c) Written consent of the owner(s) of each such lot, parcel, or interest to the requested apportionment.
- d) The application shall be filed prior to the approval of the Final Map(s) by the City and shall be accompanied by a fee in an amount specified in the Master Fee Resolution for each separate lot, parcel, or interest into which the original assessed lot, parcel or interest is to be divided. The fee shall be in an amount sufficient to pay all costs of the City and the Engineer of Work responsible for determining the initial assessment in making the requested apportionment.

ZONING & PROPERTY DEVELOPMENT STANDARDS

20. On April 17, 2007, the Council of the City of Fresno adopted Ordinance No. 2007-36/Bill No. B-36 reclassifying the subject property under the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

a) Any development on the subject property or individual lots resulting from a subdivision thereof shall comply with the property development standards of the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district with the following exceptions:

i) A minor deviation to the front yard setback requirements of the R-1 zone district is hereby granted for proposed Lots 6 & 7 of Vesting Tentative Tract Map No. 5997/UGM.

- NOTE: In accordance with Section 12-407 of the FMC, the Director may modify by up to 10 percent, any property development standard noted in the text of the Zoning Ordinance, as defined in Section 12-105-P-13.5.

21. Proposed Outlot "A" of Vesting Tentative Tract Map No. 5997/UGM shall be utilized and dedicated for open space, landscape, and public utility purposes.

Fences, Hedges & Walls

22. Construct a six-foot high solid masonry wall (at finished grade of proposed site) pursuant to the solid wall requirements of Section 12-306-H of the FMC at the rear of the required landscaped areas along North Chestnut Avenue (west property line of Lot 1 of Vesting Tentative Tract Map No. T-5997/UGM).

a) Provide a corner cut-off area at all entryways and intersections, where walls or fences are required, in accordance with Section 12-306-H-3-e of the FMC. Corner cut-offs are established to provide an unobstructed view for vehicular and pedestrian traffic approaching an intersection. They are a triangular area formed by the property lines and a diagonal line adjoining points on the property lines, measured a

specific distance from the point of their intersection. At the intersections of streets, this distance is 30 feet. The corner cut-off area shall be landscaped (including an irrigation system), and may be included within the City's Community Facilities District.

- b) Construction plans for required walls showing architectural appearance and location of all walls shall be submitted to the Development and Resource Management Department for review prior to Final Map approval.

LANDSCAPING AND OPEN SPACE

- 23. Two to five percent (2%-5%) of the site (less street dedications) should consist of common passive/active open space in accordance with: the City of Fresno Proposed Guidelines for Landscape Open Space and Pedestrian Walkway Requirements for Residential Development; and, the following:
 - a) Pursuant to Policy 3-4.6 of the Woodward Park Community Plan the developer/subdivider shall provide a minimum 20-foot wide landscape buffer area (and irrigation system) along the western property line of lots with frontage along North Chestnut Avenue. (Lot 1 of Vesting Tentative Tract Map No. T-5997/UGM).
 - b) Proposed Outlot "A" of Vesting Tentative Tract Map No. 5997/UGM shall be landscaped by the developer/subdivider in accordance with approved landscape and irrigation plans and shall thereafter be maintained by the developer/subdivider pursuant to the Maintenance Obligations stipulated herein below or in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
- 24. All yards (including private) and areas designated for open space purposes shall be landscaped and maintained in accordance with Sections 12-306-N-24 of the FMC.
 - a) All yards and landscaped areas located adjacent to street frontage shall be provided automatic irrigation systems.
 - b) All yards (including private) and areas designated for open space purposes shall comply with the water efficient landscape standards in accordance with Section 12-306-N-23 of the FMC.
- 25. Landscaping, which is compliant with the City of Fresno "Anti-Graffiti Landscaped Buffer Development and Planting Standards," shall be required adjacent to all required walls or fences that are accessible to the public and shall be maintained in accordance with the Maintenance Obligations stipulated herein below; or, in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
- 26. The subdivider is required to provide street trees on all public street frontages per FMC and for the dedication of planting and buffer landscape easements as determined by the Development and Resource Management Department. Street trees shall be planted at the minimum rate of one tree for each 60 feet of street frontage; or, one tree per home (whichever is greater) by the developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC Section 12-306-N-23, Water Efficient Landscape Standards and AB 1881 Model Water Efficient Landscape Ordinance.

27. Comply with all of the: (1) Street Tree; (2) Maintenance; (3) Outlots; and, (4) Median Island Landscape requirements stipulated within the Department of Public Works, Streets Division memorandum dated April 08, 2011.

STREETS AND RIGHTS-OF-WAY

28. The subdivider shall furnish to the City acceptable security to guarantee the construction of the off-site street improvements in accordance with all applicable provisions of the FMC and the State Subdivision Map Act.
29. Comply with all of the requirements stipulated within the attached Public Works Department, Traffic and Engineering Services Division memorandum dated May 03, 2011; and, the following:

SANITARY SEWER SERVICE

The nearest sanitary sewer main to serve the proposed project is a 12-inch main located in North Chestnut Avenue. The following sewer conditions shall be required prior to providing City sewer service to the project:

30. Comply with all of the requirements stipulated within the attached Department of Public Utilities, Planning and Engineering Division (Sanitary Sewer) memorandum dated April 14, 2011.

WATER SERVICE

The following water improvements shall be required prior to providing City water service to the project:

31. Comply with all of the requirements stipulated within the attached Department of Public Utilities, Water Division memorandum dated April 20, 2011.

SOLID WASTE SERVICE

Solid Waste requirements for the residential planned development subdivision within this tract will be serviced as Single Family Residential properties with basic container service, subject to the following conditions:

32. Comply with all of the requirements stipulated within the attached Department of Public Utilities, Solid Waste Division memorandum dated May 03, 2011.

FIRE SERVICE

Fire service is available to the proposed tract subject to the following requirements:

33. Comply with all of the requirements stipulated within the attached Fresno Fire Department memorandum dated April 06, 2011.

FLOOD CONTROL AND DRAINAGE

34. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any

amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the District's letters to the Development and Resource Management Department dated April 26, 2011.

COUNTY OF FRESNO DEPARTMENT OF PUBLIC HEALTH

35. Comply with all of the requirements stipulated within the attached County of Fresno Department of Public Health memorandum dated April 19, 2011.

CLOVIS UNIFIED SCHOOL DISTRICT

36. Comply with all of the requirements stipulated within the attached Clovis Unified School District memorandum dated April 05, 2011.

FRESNO IRRIGATION DISTRICT

37. Attached for the subdivider's records and/or consideration is the memorandum from the Fresno Irrigation District (FID) dated April 18, 2011.

RIGHT-OF-WAY ACQUISITION

38. The developer will be responsible for the acquisition of any necessary right-of-way to construct any of the required improvements.
39. Rights-of-way acquisition shall include any rights-of-way necessary for proper drainage, signing, pole relocation, and shoulder grading. In general, this will require right-of-way to be provided approximately 10 feet outside the travel lane. The exact requirement must be determined at the project design stage based on the existing conditions and detailed design information.
40. In the event an acquisition of any easement or right-of-way is necessitated by the subject development, said acquisition will be accomplished prior to Final Map approval. The developer/owner should contact the Real Estate Section of the Public Works Department to receive procedural guidance in such acquisitions.
41. Should such acquisition not be accomplished by the subdivider prior to Final Map approval, the subdivider must request and grant to the City the full authority to attempt acquisition either through negotiation or through its power of eminent domain. The subdivider shall furnish to the City Public Works Department, Engineering Division/ Real Estate Section, an appraisal report or a request for an estimated appraisal amount (to be determined by the City of Fresno Real Estate Section) prior to preparation of a Subdivision Agreement.
42. The subdivider shall submit adequate security in the form of a cash deposit to guarantee payment of all costs associated with the acquisition, including staff time, attorney's fees, appraisal fees, court costs, and all related expenditures and costs necessary to effect the acquisition of such easements or rights-of-way.

MAINTENANCE OBLIGATIONS

43. The long term maintenance of all the items listed below is the ultimate responsibility of the owner/developer.

44. Comply with all the requirements stipulated within the attached Department of Public Works, Streets Division and Traffic and Engineering Services Division memorandums regarding Communities Facilities District and Landscape and Feature Maintenance dated April 08, 2011 and May 03, 2011, respectively; and, the following:
- a) If the owner/developer chooses to be annexed into the City's CFD for maintenance purposes, then an Annexation Request Package shall be submitted to the Public Works Department for review, processing, and approval.
 - NOTE: Packages must be complete with all required information in order to be accepted. The Annexation Request Form is available on-line on the City of Fresno website (<http://www.fresno.gov>) under the Public Works Department Developer Doorway.
 - b) Construction plans for all features to be maintained by a CFD for a final map shall be included in the final map submission to the Development Department for processing. Where applicable, this shall include a Street Tree Location and Street Tree Species (by street) map. Landscaping plans shall contain actual tree and plant counts by species and include the areas (in square feet) of turf, shrubs and trees, and sidewalks or other paved areas within all landscaped areas.
 - NOTE: The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require that landscape and irrigation plans be submitted with landscape buffer plans for approval prior to inclusion into the CFD.
 - c) Proceedings to place the Final Map into a CFD shall not commence until the Final Map has been annexed into the City of Fresno and the Final Map, Landscape and Street Construction Plans are considered to be technically correct.
 - d) If the developer/subdivider elects to petition for annexation into the City's Community Facilities District, he/she shall be required to provide the City of Fresno, Department of Public Works, with copies of signed acknowledgments from each purchaser of a lot within the subdivision, attesting to the purchasers understanding that the lot will have an annual maintenance assessment and that he/she is aware of the estimated amount of the assessment. The developer/subdivider shall execute and record a covenant on each lot providing notice that the subject property is subject to annual payment of the Community Facilities District assessment.
45. Should the City Council or owner/developer choose not to include all of the maintenance items or certain items listed above in a CFD, then the property owner/developer shall be responsible for establishing a Home Owners' Association (HOA) or other property based management mechanism which provides for the maintenance of these items in a manner which provides appropriate security and is deemed acceptable to both the City of Fresno Development and Resource Management and Public Works Departments.
- a) The subdivider shall establish a Home Owners' Association (or other approved mechanism) to perform the above listed maintenance responsibilities pursuant to a formal agreement with the City pursuant to Section 12-1026 of the FMC. The agreement with the City described herein, shall among other things, specify level of

effort and frequency, insurance requirements, traffic control, and inspection and be subject to approval by the Director of Public Works and the City Attorney's Office.

- NOTE: Should the owner/developer elect to establish a HOA to perform maintenance obligations and assure that said obligations are met, then the owner/developer may include such other items as are deemed appropriate and necessary for the sustainability of the subdivision and its amenities within the responsibilities of the association.
- b) The proposed Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and the proposed instruments for the homeowners association shall be submitted to the Development and Resource Management Department for review two weeks prior to final map approval. Said documents shall be recorded with the final map or alternatively submit recorded documents or documents for recording prior to final acceptance of subdivision improvements. Said documents shall include assignment of responsibility to the homeowners association for landscaping and other provisions as stated in the Development and Resource Management Department Guidelines for preparation of CC&Rs dated September 01, 1994.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following fees and charges:

<u>FLOOD CONTROL CHARGES</u>	<u>FEE RATE</u>
a. FMFCD Drainage Fee	\$9,515.00
<u>SEWER CONNECTION CHARGES</u>	<u>FEE RATE</u>
b. Lateral Sewer Charge [1]	\$0.10/sq. ft. (to 100' depth)
c. Oversize Charge [1]	\$0.05/sq. ft. (to 100' depth)
d. Trunk Sewer Charge [2] Service Area: Herndon	\$496.00/living unit
e. Wastewater Facilities Charge [3]	\$2,119.00/living unit
f. House Branch Sewer Charge [2]	N/A
<u>WATER CONNECTION CHARGES</u>	<u>FEE RATE</u>
f. Service Connection Charge	Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.
g. Frontage Charge [1]	\$6.50/lineal foot
h. Transmission Grid Main Charge [1]	\$804.00/net acre (parcels 5 gross acres or more)

i. Transmission Grid Main Bond Debt [1] Service Charge	\$304.00/net acre (parcels 5 gross acres or more)
j. UGM Water Supply Fee [2] Service Area:	N/A
k. Well Head Treatment Fee [2] Service Area:	N/A
l. Recharge Fee [2] Service Area	N/A
m. 1994 Bond Debt Service [1] Service Area:	N/A

<u>CITYWIDE DEVELOPMENT IMPACT FEES</u>	<u>FEE RATE</u>
n. Fire Facilities Impact Fee – Citywide [4]	\$539.00/living unit
o. Park Facility Impact Fee – Citywide [4]	\$2,278.00/living unit
p. Quimby Parkland Dedication Fee [2]	\$1,120.00/living unit
q. Citywide Regional Street Fee [3]	\$8,361.00/adj. acre
r. New Growth Area Major Street Fee [3]	N/A
s. Police Facilities Impact Fee – Citywide [4]	\$624.00/living unit
t. Traffic Signal Charge [1]	\$450.94/living unit
u. Street Acquisition/Construction Charge [2]	N/A

Notes:

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Please see the attached memorandum from the Fresno Metropolitan Flood Control District (FMFCD) for further information regarding considerations which may affect the fee obligation(s) or the timing or form of fee payment.

On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008 – 023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. (The requirement to pay this fee is currently suspended by Fresno County. However, payment of this fee may be required if the fee has been reinstated at the time of issuance of building permits on the subject property.)

The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009 – 01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Contact the Council of Fresno County Governments (FCOG) to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.

* Living Unit Equivalents are calculated by multiplying the number of Net Acres by 5.8 Living Unit Equivalents for commercial or 3.0 Living Unit Equivalents for industrial to arrive at the total number of Living Unit Equivalents.

**Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[1] Deferrable through Fee Deferral Covenant.

[2] Due at Final Map.

[3] Due at Building Permit.

[4] Due at Certificate of Occupancy.

DEPARTMENT OF PUBLIC WORKS

TO: Will Tackett, Planner III
Planning Division

FROM: Hilary Kimber, Parks Supervisor II (559.621.1345)
Streets Division

DATE: April 8, 2011

SUBJECT: Tract 5997 (APN: 403-701-42) located on east side of North Chestnut Avenue between East Teague and East Shepherd Avenues. The Department of Public Works has reviewed the Tentative Tract Subdivision Map proposed by Sean Nathan of Quad Knopf Inc., on engineering plans dated February, 2011 for DeYoung Properties. The Department of Public Works offers the following comments regarding the requirements for landscaping and irrigation in the street rights-of-ways:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage or one tree per lot whichever is greater. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards and AB 1881.

The designated street tree for N. Chestnut Ave. is:

Cinnamomum camphora

Camphor Tree

2. Street Tree Planting by Developer: Tree planting shall be within a 10' Public Planting and Utility Easement.
 - a. Street tree inspection fees shall be collected for each 60' of public street frontage.
 - b. Street trees shall be planted in accordance with the City of Fresno, Department of Public Works "Standard Specifications."
 - c. Landscape plans for all public use areas shall be reviewed and approved by the Department of Public Works, Engineering Services. A street tree planting permit shall be required for all street tree planting.
 - d. Performance and payment securities, paid with final map, will be released when all landscaping installed on public and/or city controlled property is in conformance with the Specifications of the City of Fresno.
 - e. Upon acceptance of the required work, warranty security shall be furnished to or retained by the city for guaranty and warranty of the work for a period of ninety days following acceptance.

MAINTENANCE REQUIREMENTS

1. The subdivider shall provide long term maintenance for all proposed landscaped areas by either petitioning for annexation in a Community Facilities District or by forming a

Home Owner's Association.

2. Maintenance Service Through Annexation into the Community Facilities District.

Landscape and Irrigation plans are required and shall be submitted to the Department of Public Works for review and approval prior to Council approval of the final map. Plans shall be numbered to conform to and be included in the Department of Public Works street construction plan set for the final map. Fees are applicable when the subdivider elects to have landscaping maintained by annexing into the City's Community Facilities District.

A. Landscape and irrigation plans shall comply with Sections 12-306-23 & 24 and 14-121 of the Fresno Municipal Code; and AB 1881 regarding Water Efficient Landscaping.

D. The water meter(s) shall be sized for the anticipated service flows.

E. No private flags, signs or identification of any kind shall be permitted in the right-of-way, within the City controlled easement or on the fence or wall facing the street.

OUTLOTS

1. The Department of Public Works will not be responsible for the maintenance of any outlots if they are not included into the Community Facilities District (CFD). If the outlots are to be included into the CFD, the Department of Public Works will require approving landscape and irrigation plans to be submitted with landscape buffer plans prior to inclusion into the CFD.
2. Outlots which are utilized for water well purposes will not be included in the CFD. The Water Division Department in Public Utilities will provide the maintenance for all plant material and irrigation systems on and adjacent to the well site.

MEDIAN ISLAND LANDSCAPE REQUIREMENTS

1. When median islands front onto the proposed development project, applicants shall submit Plans to the Public Works/Engineering Services showing the location and configuration of all median islands fronting the proposed project.
2. The Public Works Department will review and evaluate existing median island(s) for a determination of all required improvements prior to approval of Final Map.
3. Landscape and irrigation is required on all new construction of median islands and shall be applied in accordance with the City of Fresno, Public Works Department Standards & Specifications and FMC sections 12-306-24 and 12-306-23. The Public Works Department requires all proposed median islands to be constructed with 2 foot wide colored concrete strips, flush along curb edge, in a 12 inch by 12 inch brick red slate pattern.
4. Trees shall not be planted in sections which are less than eight (8) feet wide unless approved by the Public Works Department. Sections less than eight (8) feet wide shall be capped with concrete as an integral part of the offsite improvements, whether or not the median is landscaped.
5. There is approximately 185 linear feet of existing landscaping within the median island on S. Elm Ave. Any non-functioning irrigation or missing plants shall be provided by the

developer as per Public Works requirements and standards.



DATE: May 3, 2011

TO: Will Tackett, Planner III
Development and Resource Management Department

THROUGH: Bryan Jones, TE, PTP, AICP City Traffic Engineer, Division Manager
Public Works Department, Traffic & Engineering Services Division

FROM: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic & Engineering Services Division

SUBJECT: Public Works Conditions of Approval
TT 5997, 8720 North Chestnut Avenue
Ernie Escobedo / Quad Knopf, Inc.

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department.

Provide the following information on the tentative map and / or complete the following, **prior** Planning Commission.

1. Revise the proposed entry dedication at Chestnut and Warwick Avenues.

General Conditions:

1. **Curb Ramps:** Provide curb ramps at all corners within the limits of this subdivision.
2. **Pedestrian Easements:** **Identify** all pedestrian easements on the map.
 - a. Major Streets: A 2' dedication for a pedestrian easement is required.
 - b. Local Streets: If constructed 42' or 50' a 1' pedestrian easement is required on streets with driveway approaches.
3. **Overhead Utilities:** Underground all existing offsite overhead utilities with the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.
4. **Intelligent Transportation Systems (ITS):** Street work on major streets shall be designed to include ITS in accordance with the Public Works ITS Specifications, where not existing.
5. **Entrances:** (local street / major street intersections) Dedicate a minimum of 60' of street right of way and construct concrete medians to Public Works Standard **P-86**. A 52' transition is required from the proposed 60' right of way entrances to the 50' right of way streets. **No parking is allowed within the limits of the proposed median.**
6. Design local streets with a minimum of 250' radius.
7. **Dead-end Streets:** Any temporary dead-end streets created by this subdivision shall be properly barricaded in accordance with the Public Works Standard **P-100**.
8. **Outlots:** If the subdivider seeks to dedicate to the City, in fee, an outlot for open space purposes, subdivider shall prove to the City that the outlot is free of toxic or hazardous materials pursuant to the requirements of City Administrative Order 8-1, including, but not limited to, performing a Phase I Soils Investigation. The soils investigation report shall be submitted to the Public Works Department for review and approval. The subdivider must obtain Public Works approval of the

soils investigation report and complete any mitigation work identified by the soils investigation prior to subdivider's submittal of the Final Map to the Development Department. Any and all costs associated of the soils investigation and any required mitigation work shall be performed at the sole expense of the subdivider.

9. **Plan Submittal:** Submit the following plans, as applicable, in a single package, to the Development and Resource Management Department for review and approval: Street: construction, signing, striping, traffic signal and streetlight.
10. Street widening and transitions shall also include utility relocations and necessary dedications.
11. **Private Irrigation Pipe:** If not abandoned, the developer shall enter into an agreement with owner of the private canal providing for piping the canal and submit an executed copy of the agreement or commitment letter from the owner of the private canal to the Development and Resource Management Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Traffic and Engineering Services Division for review and approval. **Identify the proposed easement and provide a final cross sectional detail on the map.**

Frontage Improvement Requirements:

Major Streets:

Chestnut Avenue: Arterial

1. Dedicate **55'** of property, from section line, for public street purposes within the limits of this subdivision to meet the City of Fresno's Arterial Standards.
2. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a 10' residential pattern. Construct a 6' residential sidewalk per Public Works Standard **P-52**. **A 2' Pedestrian Easement is required. Identify on the map.**
3. Construct 20' of permanent paving within the limits of this subdivision.
4. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this subdivision. Spacing and design shall conform to Public Works Standard **E-7** for Arterial Streets.
5. Revise the proposed dedication at the intersection of Chestnut at Warwick to extend to the north adjacent to APN 403-734-19 **OR** eliminate the dedication and provide ADA ramps per Public Works Standard P-29.

Interior Streets:

Dedicate, design and construct all curb, gutter, sidewalk, permanent paving, cul-de-sacs, easements and underground street lighting systems on all interior local streets to Public Works Standard **P-56**. All driveways shall be constructed to Public Works Standards **P-4** and **P-6**. Pedestrian easements are required behind driveways with sidewalk patterns less than 10'.

Specific Mitigation Requirements: This tract will generate **6 a.m. / 8 p.m.** peak hour trips; therefore, a Traffic Impact Study (TIS) **is not required**.

1. Relinquish direct vehicular access rights to the west property line of lot 1.
2. The intersection of Chestnut and Warwick Avenues shall be limited to right-in and right-out turns.
3. The first order of work shall include a minimum of two points of vehicular access to the major streets for any phase of this development.
4. Maintain a 30' visibility triangle at the intersection of Chestnut and Warwick.

Traffic Signal Mitigation Impact (TSMI) Fee:

This project shall pay the current Traffic Signal Mitigation Impact Fee (TSMI Fee) at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual for single family units (fee rate as shown in the Master Fee Schedule).

This TSMI fee is credited against signal installation and Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) anticipated to build out the 2025 General Plan circulation element and included in the Nexus Study for the TSMI fee. Project specific impacts that are not consistent with the 2025 General Plan, Public Works P69 standards, and/or already incorporated into the TSMI fees infrastructure costs are not reimbursable unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next update and the applicant agrees to pay the new calculated TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence. If the applicant is conditioned with improvements that are credited/reimbursable with this fee they should work with the Department of Public Works and identify with a Professional Engineers estimate the costs associated with the improvements prior to paying the TSMI fee at time of building permit.

Fresno Major Street Impact (FMSI) Fee :

This Map is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees.

Regional Transportation Mitigation Fee (RTMF):

Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of building permits.

Landscape and Feature Maintenance:

1. The long term maintenance and operating costs of all the items, within the boundary of the subdivision and remainders, listed below shall be the ultimate responsibility of the owner/developer.
 - a. Landscaping and Irrigation systems within the street right-of-ways, landscape easements, outlots and trail areas which includes one half of median islands (in Major Streets), parkways, buffers, trails, median island entry treatments, street trees, paseos and open spaces. All outlots used for open spaces shall be dedicated to the City of Fresno in fee.
 - b. Feature Improvements:
 - **Major Streets:** median islands, sidewalk, decorative concrete, curb, gutter, street furniture, street lights, hardscapes and special features within trails and outlots.
 - **Local Streets:** paving, median islands, sidewalk, decorative concrete, curb, gutter, valley gutter, street lights, street signs, street furniture, pilasters, hardscapes and special features within trails and outlots
 - **Optional Features:** Items not listed above shall be submitted in writing to the Public Works Department for review and approval.
2. The developer/owner shall do one or both of the following:
 - a. Place the above items into a Community Facilities District (**CFD**) - An Annexation Request Package shall be submitted to the Public Works Department to be reviewed for acceptance.

Any special features requested require Public Works Department approval prior to acceptance. If you have any questions contact Traffic and Engineering Services Division at (559)621-8690.

-AND/OR-

- b. If the Council or property owner/developer chooses not to include all of the items or certain items listed in a CFD, the property owner/developer shall be responsible for providing a mechanism approved by the City of Fresno for the maintenance of such items. Contact the Development and Resource Management Department at (559)621-8277.




DEPARTMENT OF PUBLIC UTILITIES



Date: April 14, 2011

To: WILL TACKETT, Planner III
Planning and Development

From: DOUG HECKER, Supervising Engineering Technician 
Department of Public Utilities, Planning and Engineering Division

Subject: SANITARY SEWER REQUIREMENTS FOR VESTING TENTATIVE
TRACT 5997/UGM

General

T-5997-UGM was filed by Sean Nathan of Quad Knopf, Inc., on behalf of DeYoung Properties, and pertains to 2.4 acres of property located on the east side of North Chestnut Avenue between East Teague and East Shepherd Avenues in Northeast Fresno, 8720 North Chestnut Avenue, APN 403-701-42. The applicant for T-5997-UGM proposes to subdivide the property into 8 single family residential dwelling units. The property is zoned R-1-UGM, Single Family Residential-Urban Growth Management.

Sanitary Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is A 12-inch main located in North Chestnut Avenue. The following sewer improvements shall be required prior to providing City sewer service to the project:

1. All sanitary sewer mains shall be extended within the proposed tract to provide service to each lot.
2. Separate sewer house branches are required for each new lot created.
3. Abandon any existing on-site private septic systems.
4. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed additions to the City Sewer System.
5. All public sanitary sewer facilities shall be constructed in accordance with City Standards, specifications, and policies

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Lateral Charge
2. Sewer Oversize Service Area: # 1
3. Trunk Sewer Charge: Herndon
4. Herndon Trunk Enhancement Fee
5. Wastewater Facilities Charge (Residential Only)



DEPARTMENT OF PUBLIC UTILITIES – WATER DIVISION



DATE: April 20, 2011

TO: WILL TACKETT, Planner III
Development and Resource Management Department – Current Planning Division

THROUGH: MICHAEL CARBAJAL, Chief Engineering Technician *MC*
Department of Public Utilities – Water Division

FROM: ROBERT A. DIAZ, Senior Engineering Technician *R.A.D.*
Department of Public Utilities – Water Division

SUBJECT: WATER REQUIREMENTS FOR VESTING TENTATIVE TRACT NO. 5997/UGM

General

T-5997-UGM was filed by Sean Nathan of Quad Knopf, Inc., on behalf of DeYoung Properties, and pertains to 2.4 acres of property located on the east side of North Chestnut Avenue between East Teague and East Shepherd Avenues in Northeast Fresno, 8720 North Chestnut Avenue, APN 403-701-42. The applicant for T-5997-UGM proposes to subdivide the property into 8 single family residential dwelling units. The property is zoned R-1-UGM, Single Family Residential-Urban Growth Management.

Water Service

The following water improvements shall be required prior to providing City water service to the project:

1. Water connections to the existing 36-inch water main located in North Chestnut Avenue shall not be allowed.
2. Water mains (including installation of City fire hydrants) shall be installed within the proposed tract to provide water service to each lot created.
3. Separate water services with meters shall be provided to each lot created.
4. Seal and abandon any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.
5. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the tract including any subsequent phases thereof. The two-source requirement may be accomplished through any combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Assistant Public Utilities Director.

6. Engineered improvement plans prepared by a Registered Civil Engineer shall be submitted for Department of Public Utilities review and approvals for proposed addition and/or modification to the City Water System. Depict neighboring parcels and proposed plans for their continued service.
7. All Public water facilities shall be constructed in accordance with The Department of Public Works standards, specifications, and policies.

Water Fees

The following Water Connection Charges are due and shall be paid for the Project:

1. Wet-tie(s), water service(s) and/or meter(s) installation(s).



DEPARTMENT OF PUBLIC UTILITIES

May 3, 2011

TO: Will Tackett, Planner III
Development Department, Planning Division

FROM: Chris Weibert, Management Analyst II
Department of Public Utilities, Administration

SUBJECT: TT 5997, Solid Waste Conditions of Approval
Location: East side of North Chestnut Avenue between East Teague and East Shepherd
Avenues (APN 403-701-42)

The Department of Public Utilities, Solid Waste Division has completed a review of the Vesting Tentative Tract Map 5997 that was submitted by Quad Knopf, Inc., on behalf of De Young Properties 5581 L.P. The following requirements and conditions are to be placed on this vesting tentative tract map as a condition of approval by the Department of Public Utilities.

General Requirements:

- Tract 5997 will be serviced as Single Family Residential properties with Basic Container Service. Property owners will receive 3 containers to be used as follows: 1 Gray container for solid waste, 1 Green container for green waste and 1 Blue container for recyclable material.
- The owners, lessees or other tenants of the residential dwellings on service day, before 5:30 a.m., shall place their solid waste containers at the edge of the curb approximately 4 feet apart and shall not block any vehicle accesses, nor be placed within any traffic circle, in accordance with the City of Fresno's Solid Waste Management Division Standards.
- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Section (c)(11). No solid waste container nor residential rubbish shall be allowed to remain at the curblane after 8:00 p.m. on the collection day.
- Per Municipal Code, Section 6-205 Solid Waste, Recycling and Green Waste Disposal Regulations, Section (c)(10). No material container shall be stored in the front yard or side yard on a street as said yards are described in Chapter 12, Articles 2 and 3 of this Code, unless the container is screened from view from the street in accordance with that article of the Code.

Covenant Requirements:

There shall be no parking allowed in the cul-de-sacs on the solid waste service day. All lots that are part of a cul-de-sac shall be clear of all vehicles by 5:30 a.m.:

- Lots 6, 7, and 8



FIRE DEPARTMENT

Date: April 06, 2011

To: WILL TACKETT, Planner II
Planning and Development Department , Advance Planning

From: MIKE SCHMIDT, ^{AMS}Supervising Fire Prevention Inspector
Fire Department, Fire Prevention & Investigative Services

Subject: T-5997-UGM was filed by Sean Nathan of Quad Knopf, Inc., on behalf of DeYoung Properties, and pertains to 2.4 acres of property located on the east side of North Chestnut Avenue between East Teague and East Shepherd Avenues in Northeast Fresno, 8720 North Chestnut Avenue, APN 403-701-42. The applicant for T-5997-UGM proposes to subdivide the property into 8 single family residential dwelling units. The property is zoned R-1-UGM, Single Family Residential-Urban Growth Management.

Hydrants

Public streets hydrant(s) must be installed. Coordinate street hydrant locations with Public Works.

See plan for location – hydrant may be further east, but not further west.

Fire hydrants shall be installed, tested, approved, and all surface access roads shall be installed and made serviceable prior to and during the time of construction. The hydrant 4 1/2" outlet shall face the access lane.

General

All construction work on this project is subject to interruption if the road system becomes

impassable for fire apparatus due to rain or other obstacles. All required fire access lanes shall be provided and maintained with an approved 'all weather' surface capable of supporting 80,000 lb. vehicles.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.45

Page 1 of 4

PUBLIC AGENCY

WILL TACKETT
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, ROOM 3043
FRESNO, CA 93721-3604

DEVELOPER

ERNIE ESCOBEDO, DE YOUNG PROPERTIES
2109 W. BULLARD AVE., SUITE 101
FRESNO, CA 93711

PROJECT NO: 5997
ADDRESS: 8720 N. CHESTNUT AVE.
APN: 403-701-42

SENT: 4/26/11

Drainage Area(s)	Preliminary Fee(s)
CX	\$9,515.00
TOTAL FEE: \$9,515.00	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Contact the FMFCD project engineer prior to approval of the final map for the fee.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

Approval of this development shall be conditioned upon compliance with these District Requirements.

- i. ☒ a. Drainage from the site shall BE DIRECTED TO CHESTNUT AVE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.

FR
TRACT
No. 5997

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

FR TRACT No. 5997

- c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

Developer shall construct facilities as shown on Exhibit No. 1 as "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".

 X None required.

3. The following final improvement plans shall be submitted to the District for review prior to final development approval:

 X Grading Plan

 X Street Plan

 Storm Drain Plan

 Water & Sewer Plan

 X Final Map

 Other

 None Required

4. Availability of drainage facilities:

 X a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

 b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

 c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available. TEMPORARY SERVICE IS AVAILABLE THROUGH

 d. See Exhibit No. 2.

5. The proposed development:

Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

 X Does not appear to be located within a flood prone area.

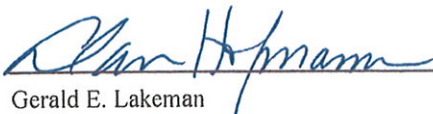
6. The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

FR
TRACT No. 5997

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Gerald E. Lakeman
District Engineer



Michael Maxwell
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

SEAN NATHAN, QUAD KNOPF, INC.

6051 N. FRESNO STREET, SUITE 200

FRESNO, CA 93710

FR TRACT No. 5997

OTHER REQUIREMENTS
EXHIBIT NO. 2

Drainage from the site shall be directed to the existing Master Plan inlet located at Chestnut and Teague Avenues.

Development No. Tract 5997



County of Fresno

Department of Public Health

Edward L. Moreno, M.D., M.P.H., Director-Health Officer

April 19, 2011

999999999
LU0015997
PE 2602

Will Tackett
City of Fresno
Development Department
2600 Fresno Street
Fresno, CA 93721

Dear Mr. Tackett:

PROJECT NUMBER: T-5997

Vesting Tentative Map of Tract No. 5997/UGM was filed by Sean Nathan of Quad Knopf, Inc., on behalf of DeYoung Properties, and pertain to 2.40 acres of property located on the east side of North Chestnut Avenue between East Teague and East Shepherd Avenues in Northeast Fresno. The applicant for Vesting Tentative Map of Tract No. 5997/UGM proposes to subdivide the property into, 8 single family residential dwelling units. The property is zoned R-1/UGM (*Single Family Residential/Urban Growth Management*).

APN: 403-701-42 ZONING: R-1/UGM ADDRESS: 8720 North Chestnut Avenue

Recommended Conditions of Approval:

- Construction permits for the 8-lot single family residential development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Construction permits for the 8-lot single family residential development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Department of Health Services, Division of Drinking Water and Environmental Management (DDWEM). For more information call (559) 447-3300.
- The Fresno County Department of Public Health is concerned that abandoned water wells are not being properly destroyed, particularly with respect to new development projects. As city boundaries expand, community services are provided to areas originally served only by individual domestic and agricultural wells. Improper abandonment of such wells presents a significant risk of contaminating the city's community water supply. For this reason, when development occurs, it is extremely important to ensure the safe and proper destruction of all abandoned water wells.

Prior to destruction of any existing agricultural well(s), a sample of the upper most fluid in the well column should be sampled for lubricating oil. The presence of oil staining around the well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil

Will Tackett
T-5997
April 19, 2011
Page 2 of 2

be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements. Transportation of these materials on public roadways may require special permits and licensure.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 445-3271 for more information.
- Appropriate measures should be incorporated into the project to minimize potentially significant short-term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. Construction specifications for the project should require that all construction equipment be maintained according to the manufacturers' specifications, and that noise generating construction equipment be equipped with mufflers. In addition, consideration should be given to limiting noise-generating construction activities to daytime hours as specified in your municipal code.

REVIEWED BY:

Janet Gardner

Digitally signed by Janet Gardner
DN: cn=Janet Gardner, o=Environmental Health
Division, ou=Fresno County Public Health
Department, email=jgardner@phd.fresno.ca.us, c=US
Date: 2011.04.19 14:32:21 -0700

R.E.H.S., M.P.H.

Environmental Health Specialist III

(559) 445-3271

jg

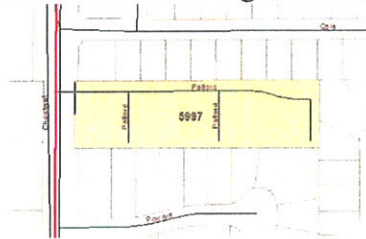
T-5997 DeYoung Properties



April 5, 2011

Will Tackett
Development Services/Planning Division
2600 Fresno St Room 3076
Fresno CA 93721-3604

SUBJECT: Tentative Tract Map No. 5997
East side of Chestnut between Teague and Shepherd Avenues



Dear Mr. Tackett:

The purpose of this letter is to provide school district information relative to the above-referenced subdivision and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the subdivider/owner and the State Department of Real Estate.

1. Elementary School Information:

- (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

School Name: *Liberty Elementary School*
Address: *1250 E Liberty Hill Rd, Fresno CA 93720-4046*
Telephone: *(559) 327-7100*
Capacity: *648*
Enrollment: *552 (CBEDS enrollment 2010-11 school year)*

- (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than Valley Oak, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

Governing Board

Sandra A. Bengel
Christopher Casado
Brian D. Heryford
Ginny Hovsepian
Elizabeth J. Sandoval
F. Scott Troescher
Jim Van Volkinburg, D.D.S.

Administration

David E. Cash, Ed.D.
Superintendent
Michelle Steagall, Ed.D.
Associate Superintendent
Steve Ward
Associate Superintendent
Janet Young, Ed.D.
Associate Superintendent

(continued on next page)

2. Intermediate School Information:

School Name: *Kastner Intermediate School*
Address: *7676 N 1st St, Fresno ca 93720-0995*
Telephone: *(559)327-2500*
Capacity: *1,331*
Enrollment: *1,119 (CBEDS enrollment 2010-11 school year)*

3. High School Information:

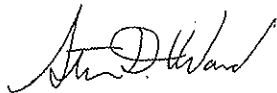
School Name: *Clovis West High School*
Address: *1070 W Teague, Fresno CA 93720-1899*
Telephone: *(559) 327-2000*
Capacity: *2,769*
Enrollment: *2,331 (CBEDS enrollment 2010-11 school year)*

3. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.
4. The District currently levies a school facilities fee of \$3.15 per square foot for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

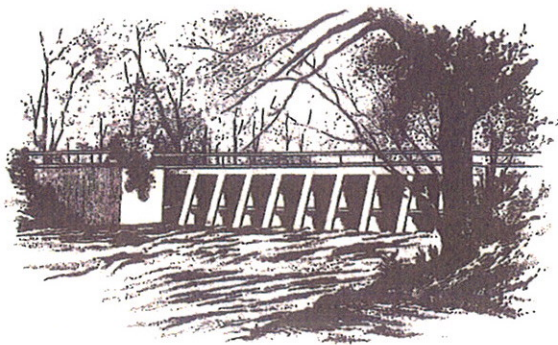
The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,



Steve Ward
Associate Superintendent
Administrative Services



OFFICE OF **E-FILE**
FRESNO
IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2218

YOUR MOST VALUABLE RESOURCE - WATER

April 18, 2011

Mr. Will Tackett
City of Fresno
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RE: Vesting Tentative Tract Map No. 5997, N/E Teague and Chestnut
Private canal off FID's Maupin Canal No. 118

Dear Mr. Tackett:

The Fresno Irrigation District (FID) has reviewed the Vesting Tentative Tract Map No. 5997 application where the applicant is requesting authorization to subdivide the subject property into 8 single family residential dwelling units in the R-1/UGM zone district, located northeast of Teague and Chestnut avenues, APN: 403-701-42, and has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as indicated on the attached FID exhibit map.
2. For informational purposes; a privately owned canal off Maupin Canal terminates near the northeast corner of the subject property as shown on the attached FID exhibit map. FID does not own, operate or maintain this private canal. FID's records indicate that the canal is active and will need to be treated as such. FID can supply the City with a list of users for this private line upon request.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact James Shields at 233-7161 extension 319 or jshields@fresnoirrigation.com.

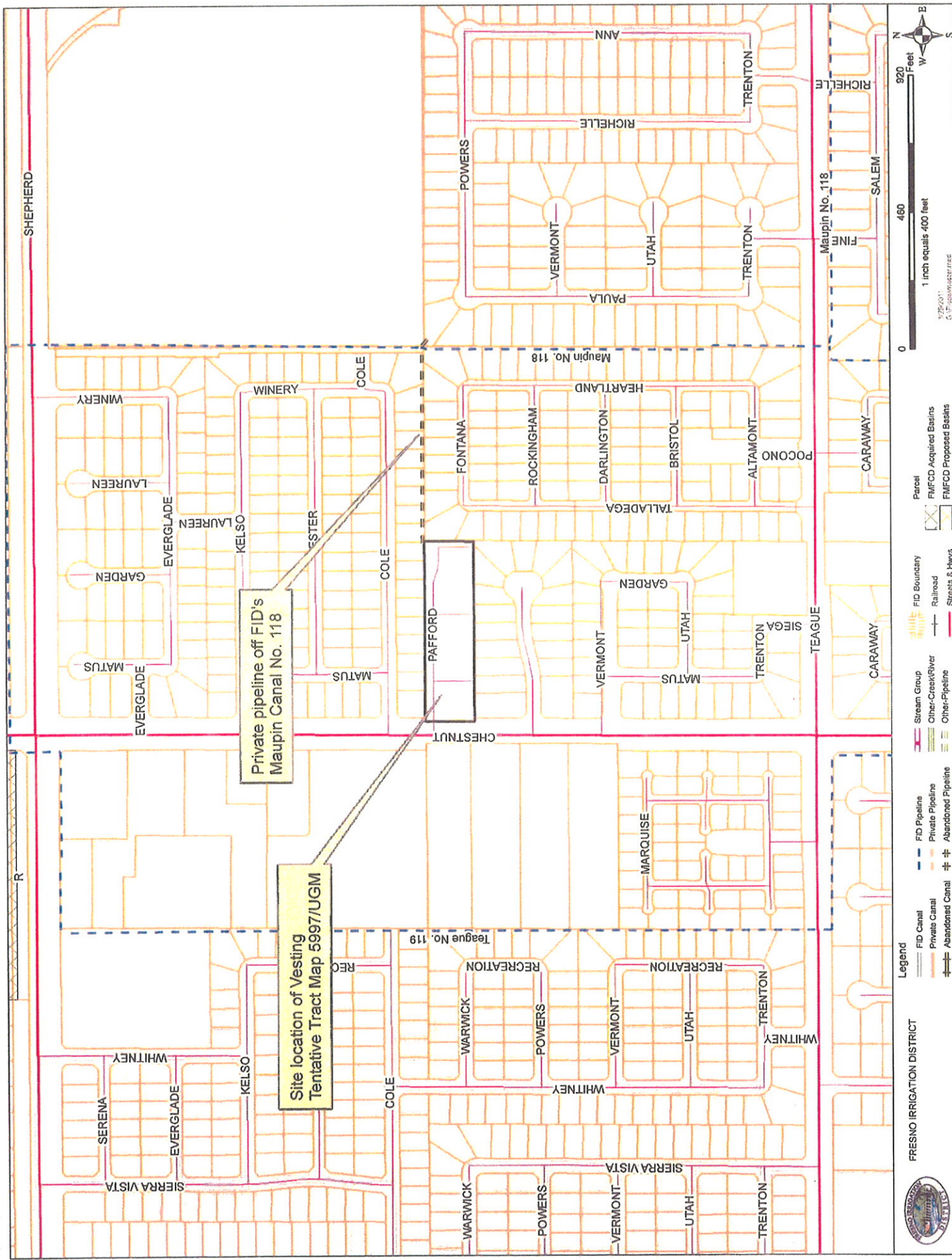
Sincerely,

William R. Stretch, P.E.
Chief Engineer

Attachment


G:\Agencies\City\Tract Map\5997.doc

BOARD OF DIRECTORS President: JEFF NEELY, Vice-President: RYAN JACOBSEN
JEFF BOSWELL, STEVE BALLS, GEORGE PORTER, General Manager GARY R. SERRATO



Private pipeline off FID's
Maupin Canal No. 118

Site location of Vesting
Tentative Tract Map 5997/UGM



FRESNO IRRIGATION DISTRICT

Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

Scale: 1 inch equals 400 feet

North Arrow

0 480 960 Feet

Maupin No. 118

Scale: 1 inch equals 400 feet

North Arrow

0 480 960 Feet

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. T-5997**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Quad Knopf, Inc.
6051 North Fresno Street, Suite 200
Fresno, CA 93710

PROJECT LOCATION: East side of North Chestnut Avenue between East Shepherd and East Teague Avenues.
(APN: 403-701-42)

PROJECT DESCRIPTION: Vesting Tentative Tract Map No. 5997/UGM proposes an 8-lot single family residential public street subdivision of approximately 2.30 net acres of R-1/UGM (*Single Family Residential District/Urban Growth Management*) zoned property at an overall density of approximately 3.48 dwelling units per acre. One Outlot is also proposed to be designated and dedicated for open space, landscape, and public utility purposes. The proposed subdivision is consistent with the Medium-Low Density Residential (2.19-6.00 du/acre) planned land use designation of the 2025 Fresno General Plan and Woodward Park Community Plan.

This project is exempt under Section 15332 (Class 32/In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines.

EXPLANATION: Section 15332 (Class 32/In-Fill Development Projects) of the CEQA Guidelines exempts from the provisions of CEQA, projects characterized as in-fill development, wherein: (1) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) Proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) The project site has no value as habitat for endangered, rare or threatened species; (4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (5) The site can be adequately served by all required utilities and public services.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

RECEIVED
2011 MAY 12 AM 10:23
CITY CLERK, FRESNO CA

Date: May 12, 2011

Prepared By: Will Tackett, Planner III

Submitted by:


Will Tackett
Planner III
City of Fresno
Development & Resource Management
Department
(559) 621-8277